

In the Claims

1. (Currently Amended) A computer-implemented method for estimating home values, the method comprising: ~~a particular home's value comprising:~~

identifying, using one or more computer systems, a subset of a plurality of data types correlated with actual market prices of a plurality of homes by performing a correlation analysis on the plurality of data types, the correlation analysis using at least a correlation threshold and computer-readable data related to at least a subset of the plurality of homes;

creating an equation comprising a plurality of coefficients, each coefficient associated with one or more data types of the identified subset of the plurality of data types, the equation created by the one or more computer systems using multiple linear regression techniques; and

calculating an estimated value of a home using the equation created by the one or more computer systems.

~~creating an equation using multiple linear regression techniques to calculate a plurality of coefficients each associated with one of a plurality of data types that is correlated with actual market prices of a plurality of homes, wherein the plurality of homes comprises a statistically significant number of homes; and~~

~~using the equation to estimate the particular home's value.~~

2. (Original) The method of Claim 1:
wherein creating an equation further involves iteratively performing linear regression wherein outliers are eliminated from use in creating the equation after at least one iteration;

wherein outliers comprise homes whose actual selling price or appraised value varies by more than a threshold multiple of standard deviations from the home's estimated value as determined by the most recent iteration of the regression.

3. (Original) The method of Claim 1:
wherein the plurality of data types includes a builder identification.

4. (Original) The method of Claim 3:
wherein the plurality of data types includes a builder rating.

5. (Original) The method of Claim 1:
wherein the plurality of data types includes a distance from the particular home.
6. (Original) The method of Claim 1:
wherein the plurality of data types includes a statistical rating of a geographic area in
which a home in the plurality of homes is located.
7. (Original) The method of Claim 1:
wherein the plurality of data types includes an identification of at least one type of
home upgrade.
8. (Original) The method of Claim 4:
wherein the plurality of data types includes an identification of at least one type of
home upgrade.
9. (Original) The method of Claim 1:
wherein each of the plurality of homes comprises a dwelling type selected from the
group comprising: single-family house, townhouse, apartment, duplex, houseboat, and
condominium.

10. **(Currently Amended)** A computer-implemented method for estimating home values, the method comprising: ~~a particular home's value comprising:~~

identifying, using one or more computer systems, a subset of a plurality of data types correlated with actual market prices of a plurality of homes by performing a correlation analysis on the plurality of data types, the correlation analysis using at least a correlation threshold and computer-readable data related to a subset of the plurality of homes, the plurality of data types comprising at least one or more builder indices;

creating an equation comprising a plurality of coefficients, each coefficient associated with one or more data types of the identified subset of the plurality of data types, the equation created by the one or more computer systems using multiple linear regression techniques;

deriving one or more values for the one or more builder indices using at least the equation created by the one or more computer systems; and

calculating an estimated value of a home using the equation created by the one or more computer systems.

~~creating an equation using multiple linear regression techniques to calculate a plurality of coefficients each associated with one of a plurality of data types that is correlated with actual market prices of a plurality of homes, wherein the plurality of data types includes a builder identification;~~

~~using the equation to estimate the particular home's value.~~

11. **(Original)** The method of Claim 10:

wherein creating an equation further involves iteratively performing linear regression wherein outliers are eliminated from use in creating the equation after at least one iteration;

wherein outliers comprise homes whose actual selling price or appraised value varies by more than a threshold multiple of standard deviations from the home's estimated value as determined by the most recent iteration of the regression.

12. **(Currently Amended)** The method of Claim 10:

wherein the at least one or more builder indices ~~plurality of data types~~ includes a builder rating.

13. (Original) The method of Claim 10:
wherein the plurality of data types includes a distance from the particular home.

14. (Original) The method of Claim 10:
wherein the plurality of data types includes a statistical rating of a geographic area in which a home in the plurality of homes is located.

15. (Original) The method of Claim 10:
wherein the plurality of data types includes an identification of at least one type of home upgrade.

16. (Original) The method of Claim 12:
wherein the plurality of data types includes an identification of at least one type of home upgrade.

17. (Original) The method of Claim 10:
wherein each of the plurality of homes comprises a dwelling type selected from the group comprising: single-family house, townhouse, apartment, duplex, houseboat, and condominium.

18. (Original) A system for estimating a particular home's value comprising:
a computer readable storage medium;
computer software stored on the storage medium and operable to:
create an equation using multiple linear regression techniques to calculate a plurality of coefficients each associated with one of a plurality of data types that is correlated with actual market prices of a plurality of homes, wherein the plurality of homes comprises a statistically significant number of homes, and
use the equation to estimate the particular home's value.

19. (Original) The system of Claim 18:
wherein creating an equation further involves iteratively performing linear regression
wherein outliers are eliminated from use in creating the equation after at least one iteration;
wherein outliers comprise homes whose actual selling price or appraised value varies
by more than a threshold multiple of standard deviations from the home's estimated value as
determined by the most recent iteration of the regression.
20. (Original) The system of Claim 18:
wherein the plurality of data types includes a builder identification.
21. (Original) The system of Claim 20:
wherein the plurality of data types includes a builder rating.
22. (Original) The system of Claim 18:
wherein the plurality of data types includes a distance from the particular home.
23. (Original) The system of Claim 18:
wherein the plurality of data types includes a statistical rating of a geographic area in
which a home in the plurality of homes is located.
24. (Original) The system of Claim 18:
wherein the plurality of data types includes an identification of at least one type of
home upgrade.